RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 154,066				$ 429,963
Allowable discounts (4%)	(6,163)				(17,199)
Assessment levy: on-roll - net	147,903	$ 146,217	$ 1,686	$ 147,903	412,764
Assessment levy: off-roll	196,605	147,454	49,151	196,605	70,820
Landowner contribution	465,671	2,418	341,501	343,919	510,105
Total revenues	810,179	296,089	392,338	688,427	993,689
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	30,000	1,476	28,524	30,000	30,000
Engineering	7,500	-	7,500	7,500	2,000
Audit	3,750	-	3,750	3,750	5,500
Arbitrage rebate calculation	500	-	500	500	500
Trustee	7,000	-	7,000	7,000	7,000
Debt service fund acounting	5,500	2,750	2,750	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	24	476	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,500	464	3,036	3,500	1,500
Disclosure report series 2006A	2,000	1,000	1,000	2,000	2,000
Disclosure report series 2024	2,000	-	2,000	2,000	2,000
Dues, licenses & fees	175	175	-	175	175
Insurance	5,700	6,410	-	6,410	7,300
Contingencies/bank charges	2,000	1,000	1,000	2,000	2,000
Meeting room rental	3,500	400	3,100	3,500	2,000
Website					
Hosting	1,680	-	1,680	1,680	705
EMMA software services	-	2,500	-	2,500	2,500
ADA compliance	210	-	210	210	210
Property appraiser/ tax collector	3,081	3,071	10	3,081	8,599
Total professional & administrative	127,296	43,620	86,886	130,506	128,689
Field operations					
Field operations management	12,000	-	12,000	12,000	12,000
Landscape maintenance	170,000	101,583	68,417	170,000	350,000
Mulch	56,000	-	56,000	56,000	86,000
Irrigation repairs	7,000	283	6,717	7,000	7,000
Landscape replacement	7,500	-	7,500	7,500	10,000
Pressure washing	5,000	-	5,000	5,000	5,000
Holiday decorating	5,000	-	5,000	5,000	5,000
General repairs/supplies	10,000	-	10,000	10,000	10,000
Pond and conservation areas	40,000	4,490	35,510	40,000	40,000
Hurricane clean-up	-	6,541	-	6,541	-
Signs	-	1,890	-	1,890	-
Property insurance	15,000	1,362	13,638	15,000	15,000

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Utilities					
Electric- common area	10,000	3,838	6,162	10,000	10,000
Streetlights	230,000	42,875	187,125	230,000	315,000
Total field operations	567,500	162,862	413,069	575,931	865,000
Total expenditures	694,796	206,482	499,955	706,437	993,689
Excess/(deficiency) of revenues over/(under) expenditures	115,383	89,607	(107,617)	(18,010)	
Fund balance - beginning (unaudited)	-	18,010	223,000	18,010	115,383
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Committed					
Entry Features: $300k over 30 yrs	15,000	15,000	15,000	15,000	30,000
Roads: $1.474M over 30 yrs	49,133	49,133	49,133	49,133	98,266
Wall: $700k over 40 yrs	17,500	17,500	17,500	17,500	35,000
Fencing: $675k over 20 yrs	33,750	33,750	33,750	33,750	67,500
Unassigned	-	107,617	115,383	-	(115,383)
Fund balance - ending	$ 115,383	$ 223,000	$ 230,766	$ 115,383	$ 115,383

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	30,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Trustee	7,000
Annual fee for the service provided by trustee, paying agent and	
Debt service fund acounting	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
EXPENDITURES (continued)	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Disclosure report series 2006A	2,000
Disclosure report series 2024	2,000
Dues, licenses & fees	175
Insurance	7,300
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Website	2,000
Hosting	705
EMMA software services	2,500
ADA compliance	210
Property appraiser/ tax collector	8,599
Field operations management	12,000
Landscape maintenance	350,000
Mulch	86,000
Irrigation repairs	7,000
Landscape replacement	10,000
Pressure washing	5,000
Holiday decorating	5,000
General repairs/supplies	10,000
Pond and conservation areas	40,000
Property insurance	15,000
Electric- common area	10,000
Streetlights	315,000
Total expenditures	$ 993,689

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2006A

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Special assessment - on-roll	$ 186,194				$ 404,160
Allowable discounts (4%)	(7,448)				(16,166)
Assessment levy: net	178,746	$ 176,707	$ 2,039	$ 178,746	387,994
Special assessment: off-roll	785,471	-	785,471	785,471	580,582
Interest	-	1,454	-	1,454	-
Total revenues	964,217	178,161	787,510	965,671	968,576
EXPENDITURES					
Debt service					
Principal	490,000	-	490,000	490,000	515,000
Interest	477,755	238,877	238,878	477,755	451,540
Total debt service	967,755	238,877	728,878	967,755	966,540
Other fees & charges					
Tax collector	3,724	3,531	193	3,724	8,083
Total other fees & charges	3,724	3,531	193	3,724	8,083
Total expenditures	971,479	242,408	729,071	971,479	974,623
Excess/(deficiency) of revenues over/(under) expenditures	(7,262)	(64,247)	58,439	(5,808)	(6,047)
Fund balance:					
Beginning fund balance (unaudited)	239,534	253,243	188,996	253,243	247,435
Ending fund balance (projected)	$ 232,272	$ 188,996	$ 247,435	$ 247,435	241,388
Use of fund balance:					
Principal and Interest expense - November 1, 2026					(211,994)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 29,394

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2006A AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			225,770.00	225,770.00	8,440,000.00
05/01/26	515,000.00	5.35%	225,770.00	740,770.00	7,925,000.00
11/01/26			211,993.75	211,993.75	7,925,000.00
05/01/27	545,000.00	5.35%	211,993.75	756,993.75	7,380,000.00
11/01/27			197,415.00	197,415.00	7,380,000.00
05/01/28	575,000.00	5.35%	197,415.00	772,415.00	6,805,000.00
11/01/28			182,033.75	182,033.75	6,805,000.00
05/01/29	605,000.00	5.35%	182,033.75	787,033.75	6,200,000.00
11/01/29			165,850.00	165,850.00	6,200,000.00
05/01/30	635,000.00	5.35%	165,850.00	800,850.00	5,565,000.00
11/01/30			148,863.75	148,863.75	5,565,000.00
05/01/31	675,000.00	5.35%	148,863.75	823,863.75	4,890,000.00
11/01/31			130,807.50	130,807.50	4,890,000.00
05/01/32	710,000.00	5.35%	130,807.50	840,807.50	4,180,000.00
11/01/32			111,815.00	111,815.00	4,180,000.00
05/01/33	750,000.00	5.35%	111,815.00	861,815.00	3,430,000.00
11/01/33			91,752.50	91,752.50	3,430,000.00
05/01/34	790,000.00	5.35%	91,752.50	881,752.50	2,640,000.00
11/01/34			70,620.00	70,620.00	2,640,000.00
05/01/35	835,000.00	5.35%	70,620.00	905,620.00	1,805,000.00
11/01/35			48,283.75	48,283.75	1,805,000.00
05/01/36	880,000.00	5.35%	48,283.75	928,283.75	925,000.00
11/01/36			24,743.75	24,743.75	925,000.00
05/01/37	925,000.00	5.35%	24,743.75	949,743.75	-
Total	**8,440,000.00**		**3,219,897.50**	**11,659,897.50**	

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Special assessment - on-roll	$ 110,957				$ 240,848
Allowable discounts (4%)	(4,438)				(9,634)
Assessment levy: net	106,519	$ 105,304	$ 1,215	$ 106,519	231,214
Special assessment: off-roll	122,096	-	122,096	122,096	-
Interest	-	541	-	541	-
Total revenues	228,615	105,845	123,311	229,156	231,214
EXPENDITURES					
Debt service					
Interest	166,652	53,454	113,198	166,652	226,395
Total debt service	166,652	53,454	113,198	166,652	226,395
Other fees & charges					
Tax collector	2,219	2,104	115	2,219	4,817
Total other fees & charges	2,219	2,104	115	2,219	4,817
Total expenditures	168,871	55,558	113,313	168,871	231,212
Excess/(deficiency) of revenues over/(under) expenditures	59,744	50,287	9,998	60,285	2
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3)	-	(3)	-
Total other financing sources/(uses)	-	(3)	-	(3)	-
Fund balance:					
Net increase/(decrease) in fund balance	59,744	50,284	9,998	60,282	2
Beginning fund balance (unaudited)	53,454	57,808	108,092	57,808	118,090
Ending fund balance (projected)	$ 113,198	$ 108,092	$ 118,090	$ 118,090	118,092
Use of fund balance:					
Principal and Interest expense - November 1, 2026					(113,198)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 4,894

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			113,197.50	113,197.50	3,760,000.00
05/01/26		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/26			113,197.50	113,197.50	3,760,000.00
05/01/27		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/27			113,197.50	113,197.50	3,760,000.00
05/01/28		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/28			113,197.50	113,197.50	3,760,000.00
05/01/29		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/29			113,197.50	113,197.50	3,760,000.00
05/01/30		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/30			113,197.50	113,197.50	3,760,000.00
05/01/31		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/31			113,197.50	113,197.50	3,760,000.00
05/01/32		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/32			113,197.50	113,197.50	3,760,000.00
05/01/33		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/33			113,197.50	113,197.50	3,760,000.00
05/01/34		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/34			113,197.50	113,197.50	3,760,000.00
05/01/35		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/35			113,197.50	113,197.50	3,760,000.00
05/01/36		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/36			113,197.50	113,197.50	3,760,000.00
05/01/37		5.85%	113,197.50	113,197.50	3,760,000.00
11/01/37			113,197.50	113,197.50	3,760,000.00
05/01/38	135,000.00	5.85%	113,197.50	248,197.50	3,625,000.00
11/01/38			109,248.75	109,248.75	3,625,000.00
05/01/39	145,000.00	5.85%	109,248.75	254,248.75	3,480,000.00
11/01/39			105,007.50	105,007.50	3,480,000.00
05/01/40	155,000.00	5.85%	105,007.50	260,007.50	3,325,000.00
11/01/40			100,473.75	100,473.75	3,325,000.00
05/01/41	165,000.00	5.85%	100,473.75	265,473.75	3,160,000.00
11/01/41			95,647.50	95,647.50	3,160,000.00
05/01/42	175,000.00	5.85%	95,647.50	270,647.50	2,985,000.00
11/01/42			90,528.75	90,528.75	2,985,000.00
05/01/43	185,000.00	5.85%	90,528.75	275,528.75	2,800,000.00
11/01/43			85,117.50	85,117.50	2,800,000.00
05/01/44	195,000.00	5.85%	85,117.50	280,117.50	2,605,000.00
11/01/44			79,413.75	79,413.75	2,605,000.00
05/01/45	205,000.00	5.85%	79,413.75	284,413.75	2,400,000.00
11/01/45			73,417.50	73,417.50	2,400,000.00
05/01/46	220,000.00	5.85%	73,417.50	293,417.50	2,180,000.00
11/01/46			66,982.50	66,982.50	2,180,000.00
05/01/47	230,000.00	5.85%	66,982.50	296,982.50	1,950,000.00
11/01/47			60,255.00	60,255.00	1,950,000.00
05/01/48	245,000.00	5.85%	60,255.00	305,255.00	1,705,000.00
11/01/48			53,088.75	53,088.75	1,705,000.00
05/01/49	260,000.00	5.85%	53,088.75	313,088.75	1,445,000.00
11/01/49			45,483.75	45,483.75	1,445,000.00
05/01/50	275,000.00	5.85%	45,483.75	320,483.75	1,170,000.00
11/01/50			37,440.00	37,440.00	1,170,000.00
05/01/51	290,000.00	5.85%	37,440.00	327,440.00	880,000.00
11/01/51			28,957.50	28,957.50	880,000.00
05/01/52	310,000.00	5.85%	28,957.50	338,957.50	570,000.00
11/01/52			19,890.00	19,890.00	570,000.00
05/01/53	330,000.00	5.85%	19,890.00	349,890.00	240,000.00

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/53			10,237.50	10,237.50	240,000.00
05/01/54	350,000.00	5.85%	10,237.50	360,237.50	(110,000.00)
Total	**3,870,000.00**		**5,065,515.00**	**8,935,515.00**	

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024 CAB

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Interest	$ -	$ 643	$ -	$ 643	$ -
Total revenues	-	643	-	-	-
EXPENDITURES					
Debt service	-	-	-	-	-
Total expenditures	-	-	-	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	643	-	-	-
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	3	-	3	-
Total other financing sources/(uses)	-	3	-	3	-
Fund balance:					
Net increase/(decrease) in fund balance	-	646	-	3	-
Beginning fund balance (unaudited)	-	4,165	4,811	4,165	4,168
Ending fund balance (projected)	$ -	$ 4,811	$ 4,811	$ 4,168	4,168
Use of fund balance:					
Debt service reserve account balance (required)					-
Principal and Interest expense - November 1, 2026					-
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 4,168

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 CAB AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Compounded Interest	Debt Service	Bond Balance
11/01/25			-		-	2,580,000.00
05/01/26		6.00%	-		-	2,580,000.00
11/01/26			-		-	2,580,000.00
05/01/27		6.00%	-		-	2,580,000.00
11/01/27			-		-	2,580,000.00
05/01/28		6.00%	-		-	2,580,000.00
11/01/28			-		-	2,580,000.00
05/01/29		6.00%	-		-	2,580,000.00
11/01/29			-		-	2,580,000.00
05/01/30		6.00%	-		-	2,580,000.00
11/01/30			-		-	2,580,000.00
05/01/31		6.00%	-		-	2,580,000.00
11/01/31			-		-	2,580,000.00
05/01/32		6.00%	-		-	2,580,000.00
11/01/32			-		-	2,580,000.00
05/01/33		6.00%	-		-	2,580,000.00
11/01/33			-		-	2,580,000.00
05/01/34		6.00%	-		-	2,580,000.00
11/01/34			-		-	2,580,000.00
05/01/35		6.00%	-		-	2,580,000.00
11/01/35			-		-	2,580,000.00
05/01/36		6.00%	-		-	2,580,000.00
11/01/36			-		-	2,580,000.00
05/01/37		6.00%	-		-	2,580,000.00
11/01/37			-		-	2,580,000.00
05/01/38	41,153.40	6.00%	77,400.00	48,846.60	167,400.00	2,490,000.00
11/01/38			74,700.00		74,700.00	2,490,000.00
05/01/39	43,439.70	6.00%	74,700.00	51,560.30	169,700.00	2,395,000.00
11/01/39			71,850.00		71,850.00	2,395,000.00
05/01/40	45,726.00	6.00%	71,850.00	54,274.00	171,850.00	2,295,000.00
11/01/40			68,850.00		68,850.00	2,295,000.00
05/01/41	50,298.60	6.00%	68,850.00	59,701.40	178,850.00	2,185,000.00
11/01/41			65,550.00		65,550.00	2,185,000.00
05/01/42	52,584.90	6.00%	65,550.00	62,415.10	180,550.00	2,070,000.00
11/01/42			62,100.00		62,100.00	2,070,000.00
05/01/43	54,871.20	6.00%	62,100.00	65,128.80	182,100.00	1,950,000.00
11/01/43			58,500.00		58,500.00	1,950,000.00
05/01/44	59,443.80	6.00%	58,500.00	70,556.20	188,500.00	1,820,000.00
11/01/44			54,600.00		54,600.00	1,820,000.00
05/01/45	61,730.10	6.00%	54,600.00	73,269.90	189,600.00	1,685,000.00
11/01/45			50,550.00		50,550.00	1,685,000.00
05/01/46	66,302.70	6.00%	50,550.00	78,697.30	195,550.00	1,540,000.00
11/01/46			46,200.00		46,200.00	1,540,000.00
05/01/47	70,875.30	6.00%	46,200.00	84,124.70	201,200.00	1,385,000.00
11/01/47			41,550.00		41,550.00	1,385,000.00
05/01/48	75,447.90	6.00%	41,550.00	89,552.10	206,550.00	1,220,000.00
11/01/48			36,600.00		36,600.00	1,220,000.00
05/01/49	80,020.50	6.00%	36,600.00	94,979.50	211,600.00	1,045,000.00
11/01/49			31,350.00		31,350.00	1,045,000.00
05/01/50	84,593.10	6.00%	31,350.00	100,406.90	216,350.00	860,000.00
11/01/50			25,800.00		25,800.00	860,000.00
05/01/51	89,165.70	6.00%	25,800.00	105,834.30	220,800.00	665,000.00
11/01/51			19,950.00		19,950.00	665,000.00
05/01/52	96,024.60	6.00%	19,950.00	113,975.40	229,950.00	455,000.00
11/01/52			13,650.00		13,650.00	455,000.00
05/01/53	100,597.20	6.00%	13,650.00	119,402.80	233,650.00	235,000.00
11/01/53			7,050.00		7,050.00	235,000.00
05/01/54	107,456.10	6.00%	7,050.00	127,543.90	242,050.00	-
Total	**1,179,730.80**		**1,535,100.00**	**1,400,269.20**	**4,115,100.00**	

RIVERWOOD ESTATES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Assessment Area One*					
SF 45'	133	$ 1,056.42	$ 1,340.43	$ 2,396.85	$ 2,205.97
SF 55'	210	1,056.42	1,634.67	2,691.09	2,500.21
SF 65'	64	1,056.42	1,928.91	2,985.33	2,794.45
Total	**407**				

*Currently levied Series 2006A and Series 2024 Assessments

Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Assessment Area Two*					
SF 45'	57	$ 121.06	$ 789.52	$ 910.58	$ 1,031.05
SF 55'	371	121.06	962.82	1,083.88	1,204.35
SF 65'	157	121.06	1,136.13	1,257.19	1,377.66
Total	**585**				

*Currently levied Series 2006A Assessments

Grand Total **992**